

# ***LUNENBURG PLANNING BOARD TOWN OF LUNENBURG***

Emerick R. Bakaysa, Chair  
Joanna L. Bilotta-Simeone, Vice-Chair  
Thomas W. Bodkin, Jr., Clk.  
Robert J. Saiia, Mbr.  
Nathan J. Lockwood, Mbr.  
Marion M. Benson, Planning Director



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Minutes  
March 26, 2012

Meeting Posted: Yes  
Place: Town Hall, 17 Main Street, Lunenburg, MA 01462  
Time: 6:30 PM

Present: Emerick R. Bakaysa, Thomas W. Bodkin Jr., Robert J. Saiia, Nathan J. Lockwood, Marion M. Benson  
Absent: Joanna L. Bilotta-Simeone

**INFORMATION MEETING (cont'd), EPG Solar-** See separate minutes

**ANR, 24 Leominster Road, Donald & Carroll Routh-** Tabled

**MINUTES – APPROVAL:** Tabled - 3-8-12, 3-12-12, 3-12-12 New England Farms Information Meeting

**NOTICES & COMMUNICATIONS:** Tabled

Joint Meeting, March 29, 2012, Montachusett Region Comprehensive Economic Development Strategy Committee, Montachusett Economic Development District, and small towns  
MRPC Traffic Count Request

**PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:** Tabled

**Sprint Spectrum, 2005 Massachusetts Avenue-**

**Verizon Wireless, 621 Chase Road-**

**OLD BUSINESS:** Tabled - 263 Elmwood Road

**DEVELOPMENT STATUS REPORTS:** Tabled

**EPG Solar, 194 Electric Avenue-**

**Emerald Place at Lake Whalom, 10 Lakefront-**

**Tri Town Landing, Youngs Road-**

**MEMBER INFORMATION & ISSUES:** Tabled

**DATA INFORMATION:** Tabled

## **SOLAR BYLAW WORKSHOP**

Latest draft distributed to Board members. Mr. Bodkin Jr. felt there should be a two-tiered system. The overlay districts (defined in the proposed solar bylaw) with as-of-right siting and then a special permit process as this will give the Board more authority. In the Development Plan Review (DPR) process. This will give the Board the ability to better regulate and control solar projects by allowing it to either approve or disapprove a solar project by a special permitting process. If a solar project does not fit the established criteria in the DPR process, the Board can deny the project.

Discussion ensued on the draft bylaw and will continue at the March 28<sup>th</sup> workshop.

**ADJOURNMENT:** Motion, Mr. Saiia, Second, Mr. Lockwood, Motion passed. Adjourned 10:44 PM.